



'Our Focus Determines Your Reality'



Dixter Lane  
Northiam  
East Sussex  
TN31 6PP



Entrance Hall \* Sitting Room \* Kitchen/Dining Room \* Utility Room  
Study/Bedroom \* Ground Floor Double Bedroom  
Family Bathroom

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Two Further Double Bedrooms \* Family Shower Room  
Dressing Room

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Grounds Just Under 0.5 Acres \* Elevated Terrace  
Garage \* Off-Road Parking



## WELL-PROPORTIONED FAMILY HOME WITH STUNNING VIEWS

Built as a bungalow in the early 1960s, renovated and extended in the early 2020s creating a comfortable, two storey family home, completed to a high specification, this attractive property occupies a country lane location in the village of Northiam.

Presented in immaculate order throughout, the accommodation consists of an entrance hall, a double aspect sitting room, kitchen/dining room with doors to the terrace, utility room, a study/bedroom, a double bedroom and a family bathroom on the ground floor.

On the first floor there are two double bedrooms each enjoying far-reaching countryside views across the High Weald, a family shower and a dressing room.

A gravel drive leads to the garage and provides ample off-road parking. The drive is bordered with areas of brick edge lawn and well-stocked flower and shrub beds, there is also a greenhouse. A path leads through a gate to the lawned garden to the rear where an elevated terrace, ideal for outside entertaining takes full advantage of the stunning far-reaching views. The well-maintained garden enjoys a further paved terrace with mature flower and shrub beds, hedging and an area of woodland; in all grounds of just under 0.5 acres.



## NORTHIAM

The village of Northiam offers amongst its amenities two shops, bakers, ironmongers, post office, doctors' surgery, dentist, opticians and a fish and chip shop. Further local shopping and amenities are available in nearby Hawkhurst or a little further afield in Tenterden.

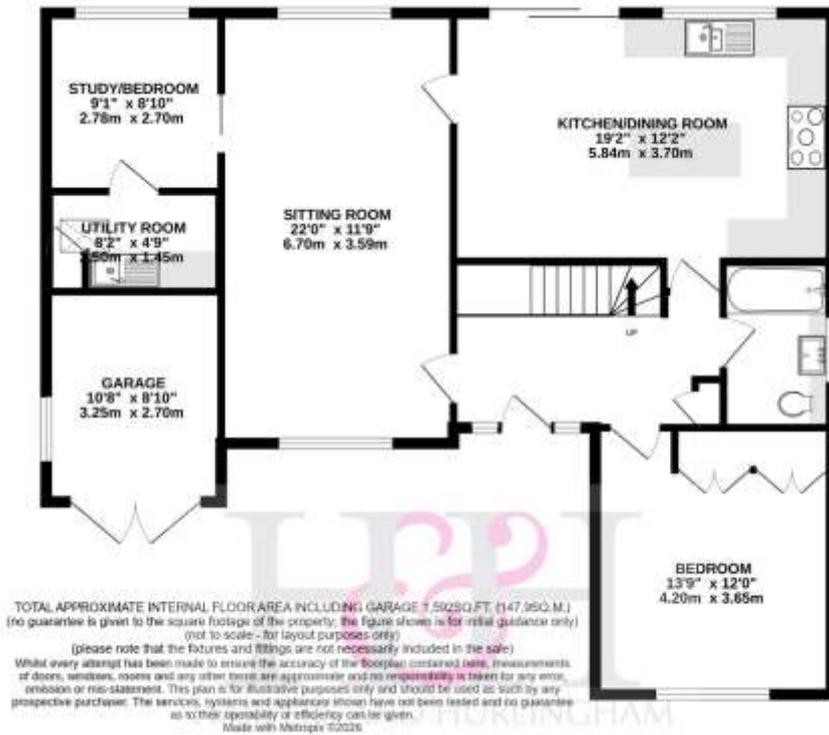
## SCHOOLS AND CONNECTIONS

There are many well-regarded schools in the area for children of all ages, from Girls and Boys Grammar Schools to a number of private schools including Cranbrook, Bethany, Benenden, Marlborough House, Dulwich and St. Ronans.

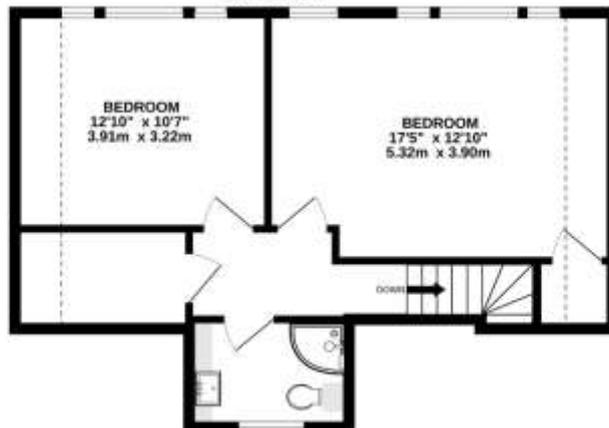
Mainline Rail Services are available from either Etchingham, Wadhurst or Staplehurst.



## GROUND FLOOR



## 1ST FLOOR



## SERVICES

All mains utilities connected. Gas fired central heating, newly installed in 2022.

Rother District Council - Council Tax Band E

EPC Rating: C – full details available on request.

Covenants apply to this property, full details available on request.

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



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